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**Broad Close Farmhouse, Broad Close Lane, Moulton, Llancafán**

**£800,000**

 **peter  
alan**

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## About the property

An impressive country house set in circa 1.1 acres of flat and mature gardens and grounds, providing a three bedroom detached, stone built, farmhouse and detached stone outbuilding. The accommodation in the main dwelling briefly comprises; utility room, kitchen/dining room, 'Amdega' conservatory, living room and entrance porch, inner hall, WC to ground floor. Stairs lead up to three good sized double bedrooms and family bathroom to the first floor. There is a concrete yard for off road parking and plenty of further space. The gardens have been used for The National Garden Scheme. The detached stone barn has full planning consent and architect's plans in place. A unique craftsman built summerhouse formerly the centre piece of a show garden at the Cardiff RHS Show, is a special addition to the productive orchard. The idyllic orchard includes mature apples, pears, cherries, damson, figs, plums, chestnuts, mulberries, medlars, hazelnuts and walnuts. The property enjoys an elevated position in a semi-rural setting with wonderful views all the way around the property. The vendors own a parcel of land, circa 1 acre, close to the property & would potentially sell this by separate negotiation. An ideal pony paddock. No onward chain.

## Accommodation

### Entrance Porch

The property is entered via a charming pine front door with an inset glazed vision panel. The porch provides ample space for coats and footwear with terracotta tiled flooring, and a pine half-glazed stained-glass doorway leading into the entrance hallway.

### Entrance Hallway

A welcoming hallway featuring a quarter-turn carpeted staircase rising to the first-floor landing. Tiled flooring, and a fitted radiator. Wooden double-glazed sash windows to the side elevation overlook the pretty gardens. Doors lead through to the living room and other ground floor accommodation.

### Living Room

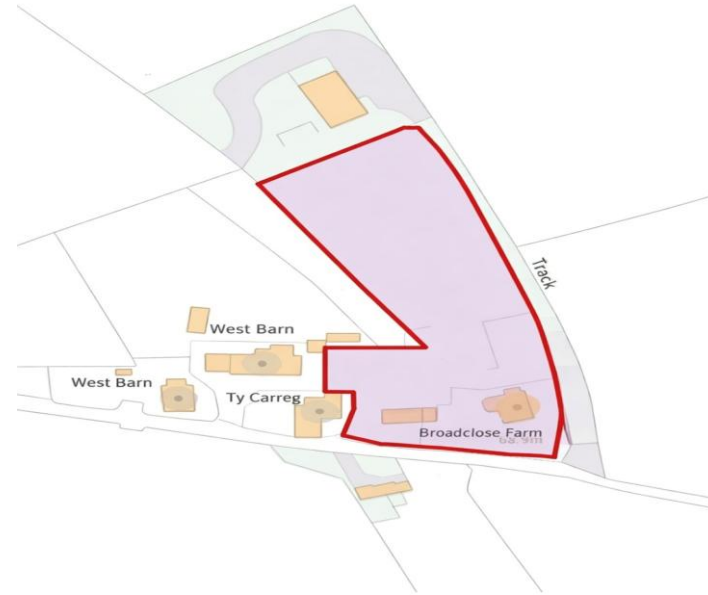
15' (Max) x 14' 10" ( 4.57m (Max) x 4.52m )

A beautifully proportioned reception room with an attractive oversized wooden double-glazed sash window to the front elevation set within a deep recess enjoying countryside views. A striking inset pointed stone fireplace with flagstone hearth houses a Clearview log-burning stove with pine lintel. Finished with skimmed walls, coved ceiling, fitted carpet, and two radiators.

### Kitchen / Dining Room

21' 6" x 15' 3" (Max) ( 6.55m x 4.65m (Max) )

The true heart of the home, this open plan kitchen and dining space is both stylish and practical.





#### Kitchen Area:

Features a comprehensive range of fitted wall and base units complemented by a bespoke Welsh dresser, granite work surfaces with grooved drainer, and a ceramic Belfast sink with chrome mixer tap. Appliances include a free-standing electric cooker with four-ring electric hob, fan oven and grill, and an integrated dishwasher concealed behind matching cabinetry. Natural light floods the space via UPVC double-glazed windows to the rear and side elevations. Finished with skimmed walls and ceiling and Amtico flooring.

#### Dining Area:

Offers an impressive focal point with an attractive fireplace incorporating a pointed stone hearth and an inset inglenook with a double Clearview log-burning stove set on a flagstone hearth. Fully skimmed walls, wooden clad ceiling, Amtico flooring, a fitted double radiator, and an internal wooden glazed window. Fully glazed double patio doors open into the conservatory.

### Conservatory

16' 7" x 13' 8" ( 5.05m x 4.17m )

Constructed by Amdega and finished to an impeccable standard, this superb conservatory enjoys fitted wooden double-glazed windows to all aspects



and a pitched glazed roof. Wooden three-quarter glazed patio doors open onto a rear decked terrace with natural shade. Amtico tiled flooring throughout, with power and lighting, making this a versatile year-round space.

### Utility/Boot Room

10' 7" x 6' 5" ( 3.23m x 1.96m )

Accessed from the rear via a pine stable door with glazed vision panel. UPVC double-glazed window to rear elevation. Fitted work surface with space beneath for washing machine and tumble dryer. Houses the Worcester oil-fired central heating boiler. Finished with skimmed walls and ceiling and ceramic tiled flooring. Doorway leading to WC.

### Cloakroom

UPVC double-glazed window to rear elevation, fitted low-level WC, skimmed walls and ceiling, and tiled flooring.

### First Floor Landing

Accessed via a quarter-turn carpeted staircase to an open landing area with wooden double-glazed sash window to side elevation. Skimmed walls and ceiling, loft access hatch, and doors to all first-floor rooms.



### Bedroom One

16' 7" x 14' 4" ( 5.05m x 4.37m )

An impressive principal bedroom enjoying breathtaking views across the rural Vale. Fully glazed patio doors open onto a private balcony, with an additional wooden double-glazed sash window to the rear overlooking the beautiful gardens. Fully skimmed walls and ceiling, fitted carpet, and two radiators.

### Bedroom Two

15' 1" x 13' 5" ( 4.60m x 4.09m )

A generous double bedroom featuring a wooden sash window set within a deep recess to the rear elevation, offering wonderful countryside views. Fully skimmed walls and ceiling, fitted carpet, and radiator.

### Bedroom Three

13' 9" (Max into window frame) x 10' (Max) ( 4.19m (Max into window frame) x 3.05m (Max) )

A third double bedroom with wooden double-glazed sash windows to both front and side elevations. Skimmed walls and ceiling and fitted carpet.

### Bathroom

Stylish four-piece white suite comprising an attractive ceramic bath with chrome mixer tap, low-level WC,



pedestal wash hand basin, and an oversized walk-in shower cubicle with rainfall shower head and separate attachment. Open shelving, half-tiled walls with fully tiled splashbacks, Amtico flooring, and a wooden double-glazed window to the side elevation.

## Garden & Grounds

Surrounding the house is 1.1 acres of idyllic, easy to maintain garden, divided into three main sections. The owner has six gold medals from the Royal Horticultural Society and has exhibited at Chelsea Flower Show. The garden has been open for the National Garden Scheme.

Approximately half an acre of productive garden lies to the back of the house and has apple, pear, cherry, plum, walnut and mulberry trees, grapevines, figs, currants and raspberries. In spring the orchard is a mass of blossom, later it provides more than enough fruit for a big family. Within the orchard there is a unique Russian summer house, an ideal place for children to play or adults to read, next to a tree with ropes and swings for outdoor play.

Long perennial/flowering shrub borders packed with established David Austen roses, along with perennial flowers provide colour throughout the summer. For the florist or flower arranger, there's always a bouquet waiting to be picked. Unusual and rare foliage and flowers are in abundance.



Immediately surrounding the house are more flower borders with a damson tree and cherry trees alongside culinary herbs. There is ample space to 'grow your own'. Two large Swallow timber greenhouses in the yard have proved invaluable to the gardener.

The garden has been cultivated along organic lines and the amount of wildlife is testament to this, with abundant birdlife. It is a nature haven, peaceful and completely private on all sides. A pizza oven and a firepit are ideal features for outside entertaining.

## Detached Barn

31' 5" x 15' 6" ( 9.58m x 4.72m )

A stone-built detached barn with pitched roof and open-fronted section, plus access via a ledged and braced door into a large space with vaulted ceiling. Concrete base, power and lighting, and planning permission granted for ancillary holiday let accommodation. There is potential for extension, subject to requirements.



## Former Pig House

There is also a separate former pig shed/outhouse, stone-built with mono-pitched roof, currently utilised as a log store.

## Additional Land

The vendors also own an additional parcel of land of approximately 1 acre, located close to the property, available by separate negotiation. Ideal for use as a pony paddock—please enquire for further details.

## Services

Oil fired central heating. Septic tank. Mains electric and water.

## Directions

From our offices at 52 High Street, travel along the A48 towards Sycamore Cross. Turn right onto Five Mile Lane and continue until reaching the turning for Moulton. Pass The Three Horseshoes on your right and follow the road bearing right. As the road dips and rises with the farm on your right-hand side, the property will be found on the right with parking to the rear.



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Total floor area 181.7 m<sup>2</sup> (1,955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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